

RECEIVED

SEP 4 2001

SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY

ORDINANCE NO. 0-11-01

AN ORDINANCE ANNEXING CERTAIN TERRITORY CONSISTING OF PARCELS OF APPROXIMATELY 0.8546 ACRES AND APPROXIMATELY 3.495 ACRES LOCATED WEST OF LONGBRANCH ROAD APPROXIMATELY 0.5 MILE WEST OF U.S. HIGHWAY 42, ADJACENT TO THE CITY LIMITS. (GRAND COMMUNITIES, LTD.)

WHEREAS, Grand Communities, Ltd., a Kentucky Limited Partnership, being the owner of record of the hereinafter described territory (the "territory"), has requested that the City of Florence, Kentucky (the "City") annex the territory and, pursuant to K.R.S. 81A.412, the owner has given written consent to such annexation; and

WHEREAS, the City has determined that it is desirable to annex the territory which is contiguous to the boundaries of the City, and

WHEREAS, pursuant to K.R.S. 100.209(1) the City makes the election that after annexation the territory shall remain subject to the same land use restrictions as applied to it prior to annexation until such restrictions are changed in accordance with K.R.S. Chapter 100.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FLORENCE, KENTUCKY, AS FOLLOWS:

#### SECTION I

The City finds that the hereinafter described unincorporated territory meets the requirements of K.R.S. 81A.410 and is as follows:

- (a) Is contiguous to the boundaries of the City, and
- (b) Is urban in character and suitable for development for urban purposes without unreasonable delay, and
- (c) Is not included within the boundary of another incorporated city.

#### SECTION II

That the territory, described in Exhibit "A" and Exhibit "A1" and shown on Exhibit "B" and Exhibit "B1" each of which is attached hereto and incorporated herein by reference, shall be and the same is hereby annexed to the City of Florence, Kentucky.

#### SECTION III

The owner of record of the territory has filed with the City written consent to this annexation under K.R.S. 81A.412 and therefore, the following do not apply to this annexation: (a) the notification ordinance required by K.R.S. 81A. 420(1); (b) the notice requirement of K.R.S. 81A.425; and (c) the waiting period of K.R.S. 81A.420(2).

#### SECTION IV

Pursuant to K.R.S. 100.209(1) the territory shall, after annexation, remain subject to the same land use restrictions as applied to it prior to annexation, until those restrictions are changed in accordance with K.R.S. Chapter 100.

#### SECTION V

This ordinance shall be published in full.

PASSED AND APPROVED ON FIRST READING THIS 14<sup>th</sup> DAY OF August, 2001.  
PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 28<sup>th</sup> DAY OF August, 2001.

APPROVED:

Dean E. White  
MAYOR

ATTEST:

Betsy R. Conrad  
CITY CLERK

I, Betsy R. Conrad, City Clerk for the City of Florence, Kentucky, do hereby certify that the foregoing is a true and correct copy of Ordinance No. 0-11-01

as same appears in the official records of my office.

Dated this 30<sup>th</sup> day of August, 2001,

Betsy R. Conrad  
Betsy R. Conrad, City Clerk



# VIOX & VIOX, INC.

Engineers • Surveyors • Landscape Architects

## EXHIBIT "A" Description

Parcel to be annexed to  
The City of Florence

- Planning

A parcel of land lying on the northwesterly side of Florence Union Turnpike near it's intersection with U.S. Highway 42 in Boone County, Kentucky, and being more particularly described as follows:

Beginning at a point, said point being the intersection of the centerline of the Florence Union Turnpike with the westerly right-of-way line of U.S. Highway 42, and running thence:

- Design

S 73° 04' 30" W, along the centerline of the Florence Union Turnpike, a distance of 25.41 feet to a point, thence  
S 61° 25' 30" W, along said centerline, a distance of 135.00 feet to a point, thence  
S 48° 28' 30" W, along said centerline, a distance of 203.88 feet to a point, said point also being the most southerly corner of Grand Communities, LTD (Deed Book 797, Page 435, Boone County Clerk's Records, Burlington), thence  
N 27° 35' 29" W, along the southwesterly property line of said Grand Communities, LTD, a distance of 109.13 feet to a point, said point also being the most southeasterly corner of Grand Communities, LTD (Deed Book 801, Page 486, Boone County Clerk's Records, Burlington, Kentucky) thence  
S 84° 33' 26" W, along the southerly property line of Grand Communities, LTD (Deed Book 801, Page 486, Boone County Clerk's Records, Burlington, Kentucky), a distance of 339.07 feet to a point, said point also being the most southwesterly corner of Grand Communities, LTD (Deed Book 780, Page 310 Boone County Clerk's Records, Burlington) thence  
N 11° 11' 31" W, along the westerly property line of Grand Communities, LTD (Deed Book 780, Page 310 Boone County Clerk's Records), a distance of 99.74 feet to a point, thence  
N 86° 14' 31" E, along the northerly property line of Grand Communities, LTD (Deed Book 780, Page 310 and Deed Book 801, Page 486, Boone County Clerk's Records, Burlington) a distance of 312.55 feet to a point, thence  
N 27° 35' 29" W, along the southwesterly property line of Grand Communities, LTD (Deed Book 797, Page 435, Boone County Clerk's Records, Burlington) a distance of 66.63 feet to a point thence,  
N 35° 00' 08" E, along the northwesterly property line of said Grand Communities, LTD, a distance of 404.15 feet to a point, thence  
S 31° 32' 55" E, along an easterly property line of said Grand Communities, LTD, a distance of 57.21 feet to a point, thence  
S 25° 08' 10" E, along an easterly property line of said Grand Communities, LTD, a distance of 168.83 feet to a point, thence

- Surveying

466 Erlanger Road  
Erlanger, Kentucky 41018

Tel: 859-727-3293  
Fax: 859-727-8452  
e-mail: viox@nkol.net

EXHIBIT "A"

S 38° 37' 18" E, along an easterly property line of said Grand Communities, LTD, a distance of 169.36 feet to a point in the westerly right-of-way line of U.S. Highway 42, thence

S 28° 11' 30" W, along said westerly right-of-way line, a distance of 36.37 feet to the point of beginning and containing 3.495 acres more or less.

The above described parcel being subject to any and all easements and/ or right-of-ways of record.

5/24/01

GrandCommAnnex



# VIOX & VIOX, INC.

Engineers • Surveyors • Landscape Architects

## EXHIBIT "A1"

### DESCRIPTION

Parcel to be annexed to  
The City of Florence

- Planning

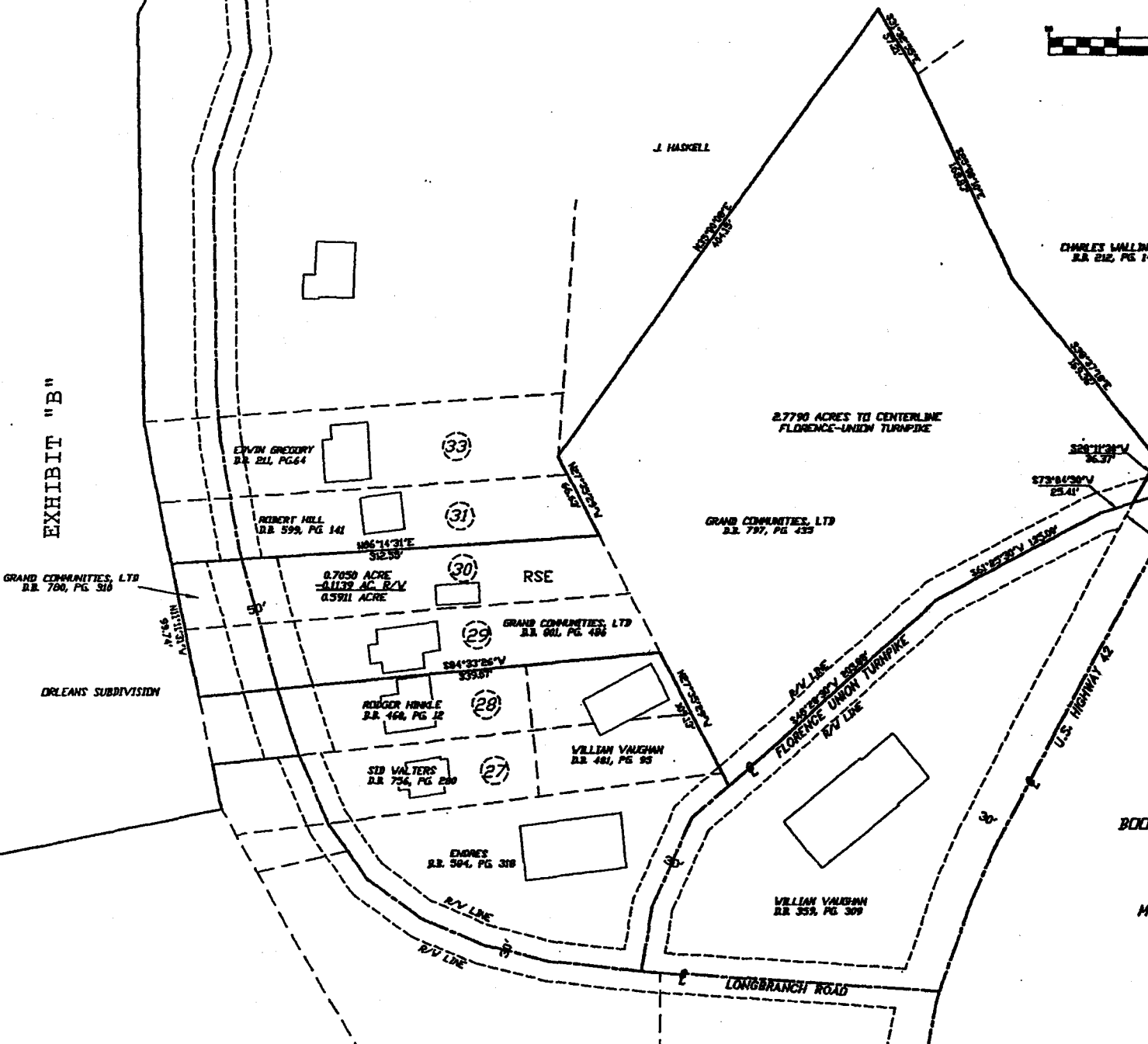
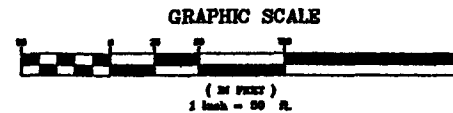
Located in Boone County, Kentucky, lying west of Longbranch Road approximately 0.5 mile west of U.S. Highway 42 and is more particularly described as follows:

Beginning at a point at the most southerly corner of Grand Communities, LTD (Deed Book 792, page 39) and Gordon Martin (Deed Book 151, page 293); thence N 10-20-36 W 199.40 feet to a point; thence N 78-45-00 E 373.42 feet to a point; thence S 50-51-07 W 426.10 feet to the point of beginning containing 0.8546 acres and being subject to all right-of-ways and easements of record.

- Design

- Surveying

EXHIBIT "B"



2.7790 ACRES TO CENTERLINE  
FLORENCE-UNION TURNPIKE

GRAND COMMUNITIES, LTD.  
S.R. 797, PG. 425

RSE

GRAND COMMUNITIES, LTD.  
S.R. 601, PG. 484

WILLIAM VAUGHAN  
S.R. 481, PG. 95

WILLIAM VAUGHAN  
S.R. 353, PG. 309

TOTAL AREA 3.495 ACRES

ANNEXATION PLAT  
TO BE ANNEXED TO  
THE CITY OF FLORENCE

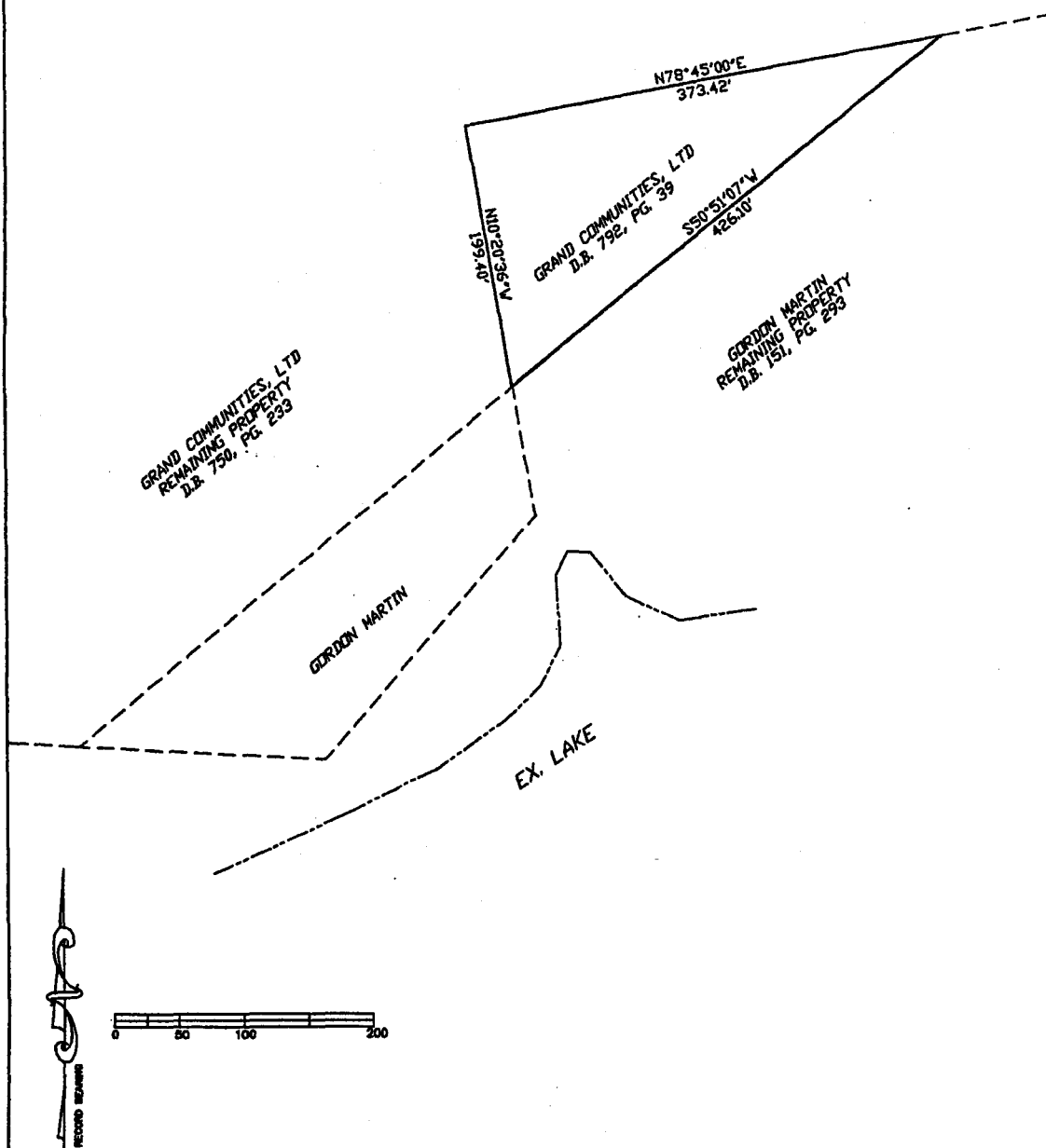
BOONE COUNTY KENTUCKY

WEST SIDE OF U.S. HIGHWAY  
EAST SIDE OF LONGBRANCH ROAD

MAY 16, 2001 SCALE 1" = 50'



EXHIBIT "B1"



ANNEXATION PLAT  
TO BE ANNEXED TO  
THE CITY OF FLORENCE

BOONE COUNTY KENTUCKY

WEST OF LONGBRANCH ROAD  
0.5 MILE WEST OF U.S. HIGHWAY 42

SEPTEMBER 5, 2000

SCALE: 1" = 100'



**VIOX & VIOX INC.**  
CONSULTING ENGINEERS & SURVEYORS  
466 ERLANGER ROAD  
ERLANGER, KENTUCKY 41018  
PHONE: (606) 727-3293